

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
September 16, 2015

The meeting was called to order by Vice President Schauer at 8:30 a.m.

The Pledge of Allegiance was recited.

Secretary Steve Curtis called the role.

Present: Brian Bittner, Peter Gray, Patrick Hein, Johari Miller-Wilson, Bob Schauer, Steve Curtis

Absent: Larry Oates

Old Business:

Minutes

Commissioner Curtis moved to approve the minutes of the July 15, 2015 Redevelopment Commission meeting. Commissioner Miller-Wilson seconded. The minutes were approved as written 4-0.

Commissioner Gray moved to approve the minutes of the August 19, 2015 Redevelopment Commission meeting. Commissioner Miller-Wilson seconded. The minutes were approved as written 4-0.

Project Updates

Public Works Director David Buck updated the Commission on the following projects:

- Happy Hollow Road – Storm sewer re-design is complete and being implemented. New sewer structures are being delivered and installation has started. Work is being focused on the section between River Road and Catherwood Drive. Work is wrapping up with paving and striping. Traffic will be available for this section moving forward. Indiana American Water continues to relocate their water mains out of the northbound lanes between Catherwood Drive and Hollowood Drive.
- Cumberland Avenue Ph. III Project – Street lights have started coming in and installed by the contractor. Landscaping work should begin in the next week or two.
- Northwestern Avenue Safety Improvements, Ph. 4 – New traffic signal poles and street lights should start coming in next week and installation will start. All other work is complete.

- Lindberg Road – Utility coordination has started. Letters were sent out by DLZ in early September.

Parks and Recreation Superintendent Janet Fawley updated the Commission on the following projects:

- Garden Street Project – Complete. A Purdue class is working on additional landscaping ideas for that area, that might be used to further enhance the area.

Fire Chief Tim Heath updated the Commission on the following projects:

- Fire Truck – The cab is built and painted. The chassis is built and the pump is in. Deputy Chief Shutter and the Chief will be heading to PA to work on the graphics of the truck and finalize any issues that may arise between now and then. Looks like the truck will be finished close to schedule.

Other

There was no further old business.

New Business:

Review of Financial Schedules

No comments regarding the September financial schedules.

Payment of Claims

KCB TIF Claims \$279,840.53

Commissioner Miller-Wilson moved to pay the KCB TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$279,840.53 passed 4-0.

Levee/Village TIF Claims \$498,454.17

Commissioner Gray moved to pay the Levee/Village TIF claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$498,454.17 passed 4-0.

Sagamore TIF Claims

\$750.00

There was a \$750.00 claim from the Board of Works to Craig Martin to be ratified. Commissioner Curtis motioned to ratify the payment to Craig Martin. Commissioner Miller-Wilson seconded. The motion was approved unanimously.

Resolution RC 2015-13

Commissioner Miller-Wilson moved to approve Resolution RC 2015-13, a Resolution of the West Lafayette Redevelopment Commission Authorizing Additional Appropriations. Commissioner Gray seconded. This appropriation is taking money from a cancelled purchase order regarding Perimeter Parkway. With State Street underway, there are a lot of utilities to coordinate, including our own wastewater utility. There is a large CSO interceptor project that needs to move forward sooner than it was scheduled due to State Street. The total contract is \$472,000 with \$200,000 in 2015 and another \$272,000 will need to be procured in next year's budget.

Treasurer Rhodes questioned if the original contract regarding Perimeter Parkway needs to be cancelled and Public Works Director Dave Buck advised it won't be completely cancelled. This money is coming out of line 16A from Levee/Village TIF.

Mr. Buck stated there was no notice to proceed issued on the original purchase order and therefore there is no ability to invoice or provide any services on the contract. The \$214,000 of the original purchase order is for the same basic design services, only now it's going to be a part of the CSO Guaranteed Savings Procurement.

Treasurer Rhodes questioned when Mr. Buck anticipated discussing the GSC funding mechanism with the RDC. Mr. Buck is unsure if they'll request the RDC for funding for construction of these elements. It depends on the results of the State Street procurement and ultimately what Guaranteed Savings provider is able to provide for both the road elements and the sanitary elements.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Schauer, Curtis

Nay:

The motion was passed 4-0.

CSO – Relief Interceptor

This is the agreement that was tabled last month. Commissioner Curtis moved to approve the agreement between the West Lafayette Redevelopment Commission and Butler, Fairman and Seufert, Inc. regarding the CSO Relief Interception – River Road Improvements. Commissioner Gray seconded. This Contract will be to expend the funds appropriated in RC2015-13.

The roll call vote to approve the amendment:

Aye: Gray, Miller-Wilson, Schauer, Curtis

Nay:

The motion was passed 4-0.

Cumberland Avenue – Phase III – Change Order No. 7

Commissioner Gray moved to approve Change Order No. 7 relating to Cumberland Avenue Phase III. Commissioner Miller-Wilson seconded. Treasurer Rhodes stated that funding from this is from line 4 in the KCB TIF district. Public Works Director Dave Buck stated that this change order covers several storm sewer revisions in the Barlow Street area. The change order is for \$18,862.00 making the new contract price \$5,286,346.43.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Schauer, Curtis

Nay:

The motion was passed 5-0.

2015 Street Resurfacing Project – Change Order No. 1

Commissioner Curtis moved to approve Change Order No. 1 relating to the 2015 Street Resurfacing Project. Commissioner Miller-Wilson seconded. Treasurer Rhodes stated this is from the Levee/Village unexpended portion on line 27. Public Works Director Dave Buck stated that the Street Resurfacing is funded by multiple sources. This change order covers the entire contract. This is to balance the quantity adjustment of the planned work that was in the bid and the actual installed quantity that was needed. The additional work listed isn't in the Levee/Village so that will be approved through the Board of Works. The Redevelopment Commission portion is \$58,528.05. That is in excess for that line item, Treasurer Rhodes suggested going to the 5th and 6th Street line item for the remainder.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Schauer, Curtis

Nay:

The motion was passed 4-0.

Agreement – Happy Hollow Ravine Footpath

Commissioner Curtis moved to approve the Agreement between the West Lafayette Redevelopment Commission and Samuel George Simon d/b/a Simon Construction regarding the Happy Hollow Park Ravine Footpath Repair in the amount of \$33,850. Commissioner Gray seconded. This will come out of Levee/Village spending plan line 18D. Parks Superintendent Jan Fawley stated this is for another section that Simon is working on. After this is completed, the footpath will be approximately 50% complete.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Schauer, Curtis

Nay:

The motion was passed 4-0.

Agreement – Parks and Recreation Building Siding Repair & Installation

Commissioner Miller-Wilson moved to approve the Agreement between the West Lafayette Redevelopment Commission and T.L. Kincaid Contracting, Inc. regarding the Parks & Recreation Building Siding Repair & Installation in the amount of \$12,700. Commissioner Gray seconded. This will come out of the KCB spending plan line 8B. Parks Superintendent Jan Fawley stated that the contractor will be repairing the two barn sides and adding siding at Kalberer.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Schauer, Curtis

Nay:

The motion was passed 4-0.

Commissioner Curtis motioned to allow the Parks Department to use \$7,300 to purchase and provide to the contractor the siding, wrap and plywood to make the repairs. This is a not to exceed amount. Commissioner Gray seconded.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Schauer, Curtis

Nay:

The motion was passed 4-0.

Agreement – Parks & Recreation Building Demolition

Commissioner Gray moved to approve the Agreement between the City of West Lafayette Redevelopment Commission and T.L. Kincaid Contracting, Inc. regarding the Demolition of the Parks & Recreation building located at 501 Kalberer Road in an amount not to exceed \$16,700. This building housed the former Parks Director and the building is no longer needed. This will come out of the KCB spending plan, line 8A.

The roll call vote to approve the motion:

Aye: Gray, Miller-Wilson, Schauer, Curtis

Nay:

The motion was passed 4-0.

Agreement Concerning Joint Funding of Amtrak Hoosier State Service August 31, 2015 through June 20, 2017

Commissioner Miller-Wilson moved to approve the Agreement Concerning Joint Funding of Amtrak Hoosier State Service August 1, 2015 through June 30, 2017. Commissioner Gray seconded. Director of Development Chandler Poole spoke regarding this matter. This is an annual contract with Amtrak in order to continue service of the Hoosier State Line in the Lafayette/West Lafayette Area. The Mayor has been engaged in discussion with a number of the different communities which are identified in the agreement. The amount is for \$5,129.01 per month with a total not to exceed \$25,645.05 for 2015. This will come out of the Levee/Village spending plan line 6. Mr. Poole would also like the Commission allow Board of Works to approve invoices on a monthly basis as they come in. The monies for 2016 and 2017 will be identified in the budget specifically for this contract.

The roll call vote to approve the motion:
Aye: Gray, Miller-Wilson, Schauer, Curtis
Nay:
The motion was passed 4-0.

Cube & Co. – Task Order No. 4 – Bridge Illumination

This is a project that has been discussed with the Mayor and the West Lafayette Public Arts Team. Beverly Shaw spoke regarding this project. There is an overpass near the Indianapolis Airport where the space below the bridge is illuminated blue and purple at night. A project is being considered that will do the same thing to the bridge at 52 at Soldiers Home Road or at 52 and the Northwestern overpass. The color of the light will be a solid color, but can be changed by the city at any given time. It will not be a flashing light or a distraction to motorists. The West Lafayette Public Arts team will be involved in helping to research the colors that will be used if this project moves forward. At this time Cube & Company will be looking into feasibility and costs to see if this is something that can be done. This would come out of the Sagamore spending plan line item number 3. Commissioner Curtis moved to approve Task Order No. 4 with Cube & Co. in the amount not to exceed \$6,156.

The roll call vote to approve the motion:
Aye: Gray, Miller-Wilson, Schauer, Curtis
Nay:
The motion was passed 4-0.

Cube & Co. – Contract Extension – Wayfinding/Welcome Signage

Commissioner Miller-Wilson moved to extend the contract between the West Lafayette Redevelopment Commission and Cube & Co. regarding the Exterior Wayfinding Signage. Commissioner Curtis seconded. The original contract was approved last year, but that contract expired on July 31, 2015. Cube & Co. couldn't finish their work because the design work wasn't completed. There are remaining monies on the original purchase order and no additional monies will need to be appropriated. Beverly Shaw spoke regarding the signage. These signs have been designed with Lafayette as a cooperative project. Cube & Co. will be working on exploring exactly how many signs are needed and where they can be located. She is asking for permission to have Cube & Co. seek quotes on how much these signs will cost.

The roll call vote to approve the motion:
Aye: Gray, Miller-Wilson, Schauer, Curtis
Nay:
The motion was passed 4-0.

Commissioner Gray moved to allow the Board of Works to receive quotes for the Bridge Illumination and Wayfinding done by Cube & Co. Commissioner Miller-Wilson seconded.

The roll call vote to approve the motion:
Aye: Gray, Miller-Wilson, Schauer, Curtis
Nay:
The motion was passed 4-0.

Other

None.

Public Comment

Public Comment was requested. The next meeting of the Commission was confirmed.

**Wednesday, October 21, 2015 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room**

Adjourn

There being no further new business, Commissioner Gray moved to adjourn. Commissioner Miller-Wilson seconded. The meeting adjourned at 9:30 a.m.

Stephen B. Curtis
Secretary

Approved:

Larry Oates
President